

026.0

0002

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

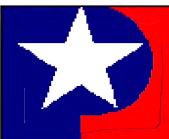
875,900 / 875,900

USE VALUE:

875,900 / 875,900

ASSESSED:

875,900 / 875,900


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
60		BROADWAY, ARLINGTON

Legal Description							User Acct
							17500
							GIS Ref
							GIS Ref
							Insp Date
							11/07/18

OWNERSHIP

Unit #:

Owner 1: JENSON EVAN PAUL- UNIT 60	
Owner 2: WU JIN-GEN - UNIT 89	
Owner 3:	

Street 1: 60 BROADWAY

Street 2: CONDO CONVERSION

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474		Type:

PREVIOUS OWNER

Owner 1: REILLY JOHN F & MARIA C/TRS -	
Owner 2: REILLY FAMILY NOMINEE TRUST -	
Street 1: P.O. BOX 573	
Twn/City: WINCHESTER	
St/Prov: MA	Cntry
Postal: 01890	

NARRATIVE DESCRIPTION

This parcel contains .08 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Vinyl Exterior and 2416 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3465		Sq. Ft.	Site		0	80.	1.36	1			Med. Tr	-10					377,244						377,200	

PREVIOUS ASSESSMENT										Parcel ID	Parcel ID 026.0-0002-0010.0														
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date															
2022	104	FV	498,700	0	3,465.	377,200	875,900		Year end	12/23/2021															
2021	104	FV	476,100	0	3,465.	377,200	853,300		Year End Roll	12/10/2020															
2020	104	FV	476,200	0	3,465.	377,200	853,400		853,400 Year End Roll	12/18/2019															
2019	104	FV	369,900	0	3,465.	400,800	770,700	770,700	Year End Roll	1/3/2019															
2018	104	FV	369,900	0	3,465.	292,400	662,300	662,300	Year End Roll	12/20/2017															
2017	104	FV	347,000	0	3,465.	254,600	601,600	601,600	Year End Roll	1/3/2017															
2016	104	FV	347,000	0	3,465.	216,900	563,900	563,900	Year End	1/4/2016															
2015	104	FV	309,400	0	3,465.	212,200	521,600	521,600	Year End Roll	12/11/2014															

SALES INFORMATION										TAX DISTRICT				PAT ACCT.									
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes													
REILLY JOHN F &	76075-139	1	11/3/2020			865,000	No	No															
REILLY JOHN F	38486-90		3/25/2003	Family			1	No	No														
	21118-555		4/1/1991			114,000	No	No	A														

BUILDING PERMITS										ACTIVITY INFORMATION													
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
3/16/2021	311	Heat App	35,000	C					9/8/2021	Permit Visit	DGM	D Mann											
12/15/2020	1600	Add Att	400,000	O					1/12/2021	SQ Mailed	MM	Mary M											
8/30/2013	1313	Manual	12,000	C					11/7/2018	MEAS&NOTICE	HS	Hanne S											
									5/5/2014	External Ins	PC	PHIL C											
									1/9/2014	Info Fm Prmt	EMK	Eilen K											
									4/17/2009	Measured	372	PATRIOT											
									10/5/1999	Mailer Sent													
									10/5/1999	Measured	263	PATRIOT											
									2/1/1990		PM	Peter M											

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

Total AC/HA: 0.07955

Total SF/SM: 3465

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 377,244

Spl Credit

Total: 377,200

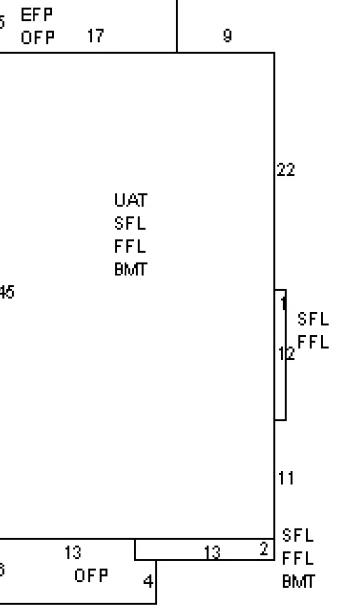
Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 13	- Multi-Garden			Full Bath: 2	Rating: Average												
Sty Ht: 2A	- 2 Sty +Attic			A Bath: 1	Rating:												
(Liv) Units: 2	Total: 2			3/4 Bath: 1	Rating:												
Foundation: 2 - Conc. Block				A 3QBth: 1	Rating:												
Frame: 1 - Wood				1/2 Bath: 1	Rating:												
Prime Wall: 4 - Vinyl				A HBth: 1	Rating:												
Sec Wall: %				OthrFix: 1	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID									
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Good			1st Res Grid Desc: Line 1 # Units 2									
Color: YELLOW				A Kits: 1	Rating:			Level FY LR DR D K FR RR BR FB HB L O									
View / Desir:				Fpl: 1	Rating: Average			Other									
GENERAL INFORMATION				WSFlue: 1	Rating:			Upper									
Grade: C - Average				CONDOS INFORMATION				Lvl 2									
Year Blt: 1916		Eff Yr Blt:		Location:				Lvl 1									
Alt LUC:		Alt %:		Total Units:				Lower									
Jurisdict:		Fact: .		Floor:				Totals				RMS: 12	BRs: 4	Baths: 2	HB		
Const Mod:				% Own:				REMODELING				RES BREAKDOWN					
Lump Sum Adj:				Name:				Exterior:				No Unit	RMS	BRS	FL		
INTERIOR INFORMATION				DEPRECIATION				Interior:				2	6	2			
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %			Additions:									
Prim Int Wal 2 - Plaster				Functional:	%			Kitchen:									
Sec Int Wall: %				Economic:	%			Baths:									
Partition: T - Typical				Special:	%			Plumbing:									
Prim Floors: 3 - Hardwood				Override:	%			Electric:									
Sec Floors: %				Total: 26.4 %				Heating:									
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				General:									
Subfloor:				Basic \$ / SQ: 180.00				COMPARABLE SALES									
Bsmnt Gar:				Size Adj.: 1.08460259				Rate				Parcel ID	Typ	Date	Sale Price		
Electric: 3 - Typical				Const Adj.: 0.98000199													
Insulation: 2 - Typical				Adj \$ / SQ: 191.324													
Int vs Ext: S				Other Features: 115000													
Heat Fuel: 1 - Oil				Grade Factor: 1.00													
Heat Type: 5 - Steam				NBHD Inf: 1.00000000													
# Heat Sys: 2				NBHD Mod:													
% Heated: 100	% AC:			LUC Factor: 1.00													
Solar HW: NO				Adj Total: 677590													
% Com Wal				Depreciation: 178884													
				Depreciated Total: 498706													
MOBILE HOME				Make:				Serial #				Year: Color:					
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 026.0-0002-0010.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:					Total Special Features:								Total:			



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	1,208	191.320	231,120						
SFL	Second Floor	1,208	191.320	231,120						
BMT	Basement	1,196	57.400	68,647						
UAT	Upper Attic	293	76.530	22,385						
OPF	Open Porch	171	25.630	4,382						
EFP	Enclos Porch	85	58.070	4,936						
Net Sketched Area: 4,161				Total: 562,590						
Size Ad	2416	Gross Area	5038	FinArea	2416					

IMAGE



AssessPro Patriot Properties, Inc